

Kencot Close Business Park

Alder Close, DA18 4AB

Warehouse | 804 - 1,770 ft²



Roller shutter door



Dedicated parking spaces



7 miles west of J1a M25

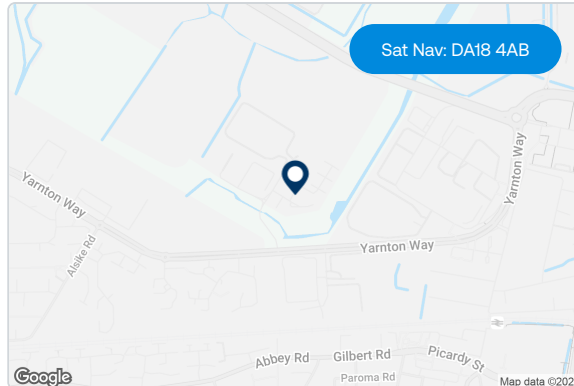


Mains services

Available to Let

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Description

Kencot Close is a local industrial estate comprising small units. The units have part brick and profile metal clad front and rear elevations and concrete floors. The unit benefits from a roller shutter door and a separate personnel door. The unit is connected to mains services, have three phase electricity and WC facilities. Each with car parking and loading

Location

Erith is situated in West Kent within the M25 between Crayford and Belvedere and is on the border of South East London. Kencot Close is accessed via Waldrist Way off Yarnton Way, which is accessed directly from the A2016 Eastern Way. From there, the M25 junction is within 7 miles and other main routes, A206, A207 and A2 are readily accessible. Belvedere Station is approximately 1.5 miles distant and is accessed via Yarnton Way. Belvedere Station provides frequent mainline services into Central London.

Further information

Rent

Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms

Available on new full repairing and insuring leases.

Legal costs

All parties will be responsible for their own legal costs incurred in the transaction.

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Amelia Hosking
Mileway
southeast@mileway.com
0203 991 3516

Max Doobay
Glenny
m.doobay@glenny.co.uk
07900 735 995

Chris Birch
SHW
cbirch@shw.co.uk
07976 681 951

Charles Newland
Glenny
C.Newland@glenny.co.uk
07553 416 427



Accommodation:

Prices are valid for 2026 only

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	Reduced Rent (£)	EPC
Unit 3	Warehouse	1,595	Immediately	2,990	1,993	C
Unit 10	Warehouse	1,770	01/09/2026	3,245	2,213	D
Unit 11	Warehouse	1,399	01/11/2026	2,625	1,749	C
Unit 13	Warehouse	1,054	12/10/2026	1,950	1,318	D
Unit 18	Warehouse	804	Immediately	1,475	1,005	D
Unit 20	Warehouse	1,281	Immediately	2,350	1,601	D
Unit 21	Warehouse	1,481	Immediately	2,775	1,851	C
Unit 25	Warehouse	1,198	Immediately	2,200	1,498	E
Total		10,582				

Terms and Conditions: Reduced rents are available for a limited time only and vary depending on lease length and agreed terms. Rent may be reviewed and adjusted on renewal. Full terms available on request.

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